

**Brentwood Planning Board**

**February 4, 2016**

Members Present:     Bruce Stevens, Chairman     Kevin Johnston, Vice-Chair  
                             Steve Hamilton                     Mark Kennedy  
                             Matt Bergeron                     Ken Christiansen, BOS Rep  
                             Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

**7:00 Public Hearing:**

**Continued Hearing – Site Plan Review: Silver Granada Realty, tax map 205, lots 12 and 13**

Eric Weinrieb of Altus Engineering spoke on behalf of the applicant this evening. Applicant Garrett Scholes was also present. There were no abutters present for this hearing.

Weinrieb provided a response letter for the previous comments from town planner Greenwood, town engineer Cummings and fire consultant Cricenti. The Board is in receipt of a letter from Cricenti that all of his previous comments have been addressed. The letter from Altus addresses all but 3 of the comments from Greenwood, and tonight he provided a plan showing the parking area for vehicles. With regards to the amount of outdoor storage, Weinrieb said that it depends, they are various sizes. There could be a small trailer or large RV. Members agree that as long as they stay outside the turning radius, and within the outside storage area shown on the plan, they do not need to put a number on it.

Weinrieb asked that the waiver for the requirement (Section 9.8.4.2) for the HISS mapping be granted, and rescinded their earlier request for Security (Section 9.7), and agree to a restoration/erosion control bond, as recommended by Cummings.

Motion made by Hamilton, 2<sup>nd</sup> Johnston to grant the waiver to the requirement for High Intensity Soil Survey, based on the adequate soil information being shown on the plans that is site specific: all were in favor.

Weinrieb said that with regards to fire suppression, they are working with an abutter, for an agreement for access to their existing fire pond.

With regards to Cummings Feb 4 letter, most of the earlier comments have been addressed and Weinrieb said they have applied for both state and local permitting and will satisfy any outstanding comments.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to grant a conditional approval to June 2, 2016, contingent upon the following:

1. Receipt of the bond for erosion control and drainage improvements, approved by town engineer Steve Cummings.
2. Receipt of AOT permit.
3. A note will be added to the plan that fire suppression will be accomplished by way of an agreement with Seacoast Mill, for allowed access to their fire pond.
4. Correct note 19 regarding waivers.
5. Receipt of the driveway permit.

The motion carried by unanimous vote. Weinrieb and Scholes thanked the Board for their time this evening.

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The Board is in receipt of an update (on file) from the Southeast Land Trust on the Fralic pit, now owned by the DeYoungs. The SELT has filed an application to the NRCS for their 2016 Wetland Reserve Easement program, and will update the PB as this goes forward.

Have a letter from the DMV, asking if Musso's Mill Yard (tax map 217.002) is compliant to hold an inspection license. Members agree that this has been an allowed use at this location and authorized Stevens to sign the form.

Have a request from the Callahan-Bouchard site plan (Autumn Olive – tax map 209.004) for an extension to their conditional approval, to May 5, 2016.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to grant the request: all were in favor.

Have a request from Brentwood Rte 125, LLC (tax map 201.016) for an extension to their conditional approval, to June 2, 2016: all were in favor. St. Hilaire will check the date of the original conditional approval.

Motion made by Stevens, 2<sup>nd</sup> by Hamilton to grant the request: all were in favor.

Motion made by Hamilton, 2<sup>nd</sup> by Stevens to approve the January 7 minutes. The motion carried with Stevens abstaining as he was not present.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to adjourn at 7:45: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Planning Board